106/29

Sriraj for TIR

24

Bindary 13063/2018



தமிழ்நாடு तमिलनाडु TAMILNADU

AY 334145

13029
07.9.2018

S. Sriraj
Chennai-13

C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

SALE DEED

THIS DEED OF SALE executed at CHENNAI, on this 7th day of **September 2018**, by **Mr.J.V.PREMA** (Aadhar No.4297 2909 9091) wife of Mr.M.Jayaveeran, aged about 60 years, residing at Old No.25, New No.23, Keelaneethukara Street, Karanthai, Thanjavur-613 001, hereinafter called the **'VENDOR'** of the ONE PART;

TO AND IN FAVOUR OF

Mr.S.SRIRAJ, (PAN No.HAMPS8662B) Son of Mr.Sathyadasan, aged about 40 years, residing at No.9, A.J.Colony, 3rd Street, Royapuram, Chennai-600 013, hereinafter called the **'PURCHASER'** of the OTHER PART;

The expressions **'VENDOR'** and **'PURCHASER'** wherever mentioned unless repugnant to the subject, context or meaning thereof shall mean and include their respective heirs, legal representatives, administrators, assigns and persons deriving title under them;

J.V.Prema

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Contains 19 sheets 1 sheet.

Sub Registrar,



தமிழ்நாடு तमिलनाडु TAMILNADU

AY 334146

13030
07.9.2018

S. Sriraj
Chennai-13

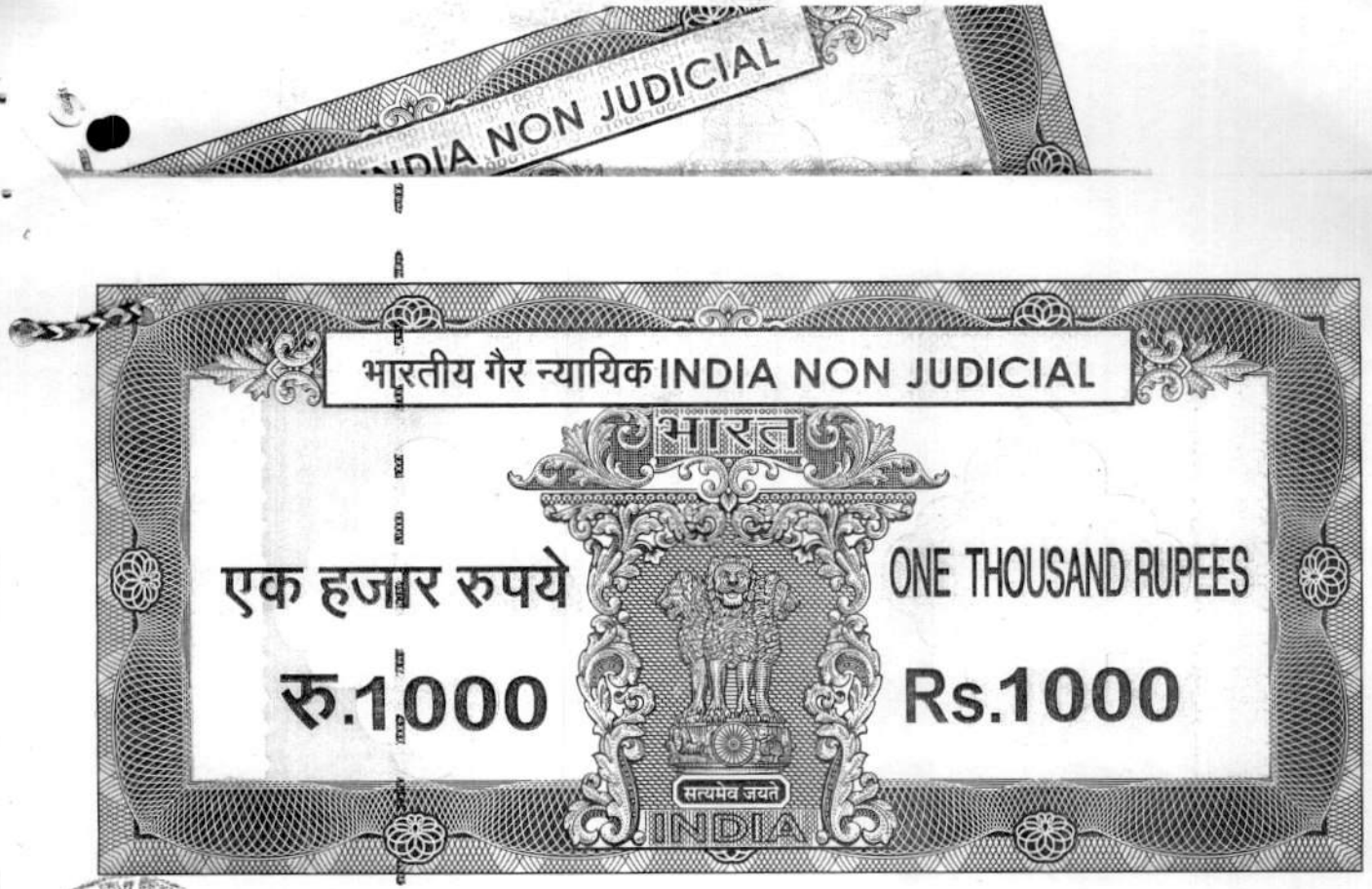
C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

WITNESSETH AS FOLLOWS:

WHEREAS the VENDOR represented to the PURCHASER that she is the sole legal true and absolute owner of the property, viz. bearing Old Patta No.166, New Patta No.1076, as per Patta **Survey No.189/1,** and Old Patta No.67, New Patta No.1031, **Survey No.189/2,** as per Patta No.2200, **Survey No.189/10,** in the approved layout **Masilamani Nagar,** vide CMDA Approval No.PPD/Lo.No.128/2006, Lr.No.L1/24197/2006, Dated 05.12.2006, bearing **Plot No.26,** Measuring to an extent of **347 sq.ft.** Undivided share Land (out of 1500 sq.ft.) Situated at **MANGADU VILLAGE,** Sriperumbudur Taluk, Kancheepuram District, which is more fully and particularly described in the schedule hereunder written. The VENDOR having purchased the same from Mr.K.Suriyanarayanan, son of Mr.Krishnaswamy & Mrs.S.Devisri, wife of Mr.K.Suriyanarayanan, residing at No.10, C-Block, SCB Quarters, Sibalingapuram, K.K.Nagar, Chennai-600 078, by virtue of a Registered deed of absolute sale **dated 8.11.2011,** duly registered at the office of the Sub Registrar Kundrathur, as **Document No.13846 of 2011,** Book No.I, and ever

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Contains 19 sheets 2 sheet.

Sub Registrar,
Kundrathur



தமிழ்நாடு தமிலநாடு TAMILNADU

13031
07.9.2018

S. Sriraj
Chennai-13

AY 334147
C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

since then the VENDOR is in continuous uninterrupted peaceful possession and absolute enjoyment thereof, paying taxes to the Government and Local authorities, down to this date, with full power of alienation without any let or hindrance. Whereas the above said VENDOR herein after Purchased had entered into a Agreement with M/s.ADITHIYA ENTERPRISES, represented by its Proprietor Mr.K.Suriyanarayanan, had constructed a **Flat No.F3, Sencond Floor** (Front Portion), Plinth area **776 Sq.ft,** including Common area, in the aforesaid Property. Which is morefully described in the Schedule hereunder.

AND WHEREAS the VENDOR herein in order to meet certain family commitments has decided to dispose of the Schedule property.

WHERAS the VENDOR offered to sell and the PURCHASER agreed to purchase all that piece and parcel of land being house site more particularly described in the schedule hereunder for a sum of **Rs.38,00,000/- (Rupees Thirty Eight Lakhs only)** free from all encumbrance;

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Sub Registrar,
Kundrathur.

THE SEAL OF THE SUB REGISTRAR OF KUNDRATHUR



தமிழ்நாடு तमिलनाडु TAMILNADU

AY 334148

S. Sriraj
Chennai-13

13032
07.9.2018

C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above agreement and in consideration of the sum of **Rs.38,00,000/- (Rupees Thirty Eight Lakhs only)** from the PURCHASER as mentioned below;

1) Rs.8,00,000/- (Rupees Eighty Lakhs only) paid by way of cash
2) Rs.12,19,832/- (Rupees Twelve Lakhs Nineteen Thousand Eighty Hundred and Thirty Two only) by way of D.D. State Bank of India, Annanagar Branch.
3) Rs.17,16,212/- (Rupees Seventeen Lakhs Sixteen Thousand Two Hundred and Twelve only) D.D.No.587319, dated 01.09.2018, State Bank of India, Annanagar Branch
4) Rs.63,956/- (Rupees Sixty Three Thousand Nine Hundred and Fifty Six only) paid by way of cash

The PURCHASER to the VENDOR at the time of execution of this document presents the receipt of which sum is hereby acknowledged by the VENDOR. The VENDOR do hereby grant, convey, transfer

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Contains 19 sheets 4 sheet.

Sub Registrar,
Kundrathur

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते INDIA

தமிழ்நாடு தமிலநாடு TAMILNADU

AY 334149

C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

13033
07.9.2018

S. Sriraj
Chennai-13

and assign by way of absolute sale to the PURCHASER the Flat, bearing **Flat No.F3, Sencond Floor** (Front Portion), Plinth area **776 Sq.ft,** including Common area, bearing Old Patta No.166, New Patta No.1076, as per Patta **Survey No.189/1,** and Old Patta No.67, New Patta No.1031, **Survey No.189/2,** as per Patta No.2200, **Survey No.189/10,** in the approved layout **Masilamani Nagar,** vide CMDA Approval No.PPD/Lo.No.128/2006, Lr.No.L1/24197/2006, Dated 05.12.2006, bearing **Plot No.26,** Measuring to an extent of **347 sq.ft.** Undivided share Land (out of 1500 sq.ft.) Situated at **MANGADU VILLAGE,** Sriperumbudur Taluk Now Pallavaram Taluk, Kancheepuram District, more fully and particularly described in the schedule hereunder written, together with all rights, title, interest claims and demands of whatsoever of the vacant unto and upon the Schedule property along with all ways, water courses, trees, ditches, fences, easements, liberties, rights, privileges, appurtenances of whatsoever belonging or in any way pertaining or usually held, used, occupied or enjoyed therewith over the Schedule property TO HAVE AND TO HOLD the same into and to the use of the PURCHASER absolutely and for ever free from all encumbrances whatsoever.

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Contains 19 sheets 5 sheet.

Sub Registrar,
Kundrathur.

THE SEAL OF THE SUB REGISTRAR OF KUNDRATHUR



தமிழ்நாடு தமிலநாடு TAMILNADU

13034
07.9.2018

S. Sriraj
Chennai-13.

AD 929897
C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

THE VENDORHEREBY COVENANTS THAT:

a) Notwithstanding anything done, omitted or knowingly suffered to the contrary the VENDOR herein have good, valid, title and absolute power to convey unto the PURCHASER the schedule mentioned property and to hold the same in the manner aforesaid and that the VENDOR will at all times execute and do all such acts, for further or more perfectly assuring the title to the said property to the PURCHASER as aforesaid as may reasonably be required including peaceful, effective possession and enjoyment of the property.

b) The VENDOR further agrees that she will indemnify the PURCHASER for any loss or damage that may arise by reason or persons, claiming to the legal or equitable interest in the property hereby conveyed.

c) The VENDOR shall at all times at the request and cost of the PURCHASER execute and register or cause to be registered such acts, deeds and things for further or more effectively transfer the said property unto the PURCHASER as may be reasonably required.

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Sub Registrar,
Kundrathur.



தமிழ்நாடு தமிலநாடு TAMILNADU

BP 729237

13035
07.9.2018

S. Sriraj
Chennai-13

C.SUNDAR,
Stamp Vendor
Lr. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

d) The VENDOR further declare that the schedule mentioned property is free from encumbrances, such as mortgage, charges, claims, attachments, lispendens, acquisition proceedings or any testamentary dispositions, whatsoever and the PURCHASER, his heirs, representatives and assignee may and shall enjoy the property without any hindrance or obstruction either by the VENDOR or her heirs, legal representative, assignee in interest.

e) The VENDOR do hereby further declare that all public charges, taxes etc. have already been paid in respect of schedule mentioned property and that if any demand is made for the period up to this date of sale the VENDORwill pay the same. However, the PURCHASER has to pay the public charges, taxes etc. for the period subsequent to the date of sale.

f) The VENDOR hereby expressly do declare that the sale of schedule mentioned property to the PURCHASER is not in violation of any laws including the provisions of Tamilnadu Urban Land (Ceiling and Regulation) Act 1978

Document No. 13063 of 2018 of Book I
Contains 1 9 sheets 7 sheet.

Sub Registrar,
Kundrathur.



தமிழ்நாடு तमिलनाडु TAMILNADU

13037
07.9.2018

S. Sriraj
Chennai

BP 729239
C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

SCHEDULE OF PROPERTY

A RESIDENTIAL FLAT, bearing **Flat No.F3, Sencond Floor** (Front Portion), Plinth area **776 Sq.ft,** including Common area), bearing Old Patta No.166, New Patta No.1076, as per Patta **Survey No.189/1,** and Old Patta No.67, New Patta No.1031, **Survey No.189/2,** as per Patta No.2200, **Survey No.189/10,** in the approved layout **Masilamani Nagar,** vide CMDA Approval No.PPD/Lo.No.128/2006, Lr.No.L1/24197/2006, Dated 05.12.2006, bearing **Plot No.26,** Measuring to an extent of **347 sq.ft.** Undivided share Land (out of 1500 sq.ft.) Situated at **MANGADU VILLAGE,** Sriperumbudur Taluk Now Pallavaram Taluk, Kancheepuram District, there about bounded on the:

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Contains 19 sheets 9 sheet.

Sub Registrar,
Kundrathur.

THE SEAL OF THE SUB-REGISTRAR OF KUNDRATHUR



தமிழ்நாடு तमिलनाडु TAMILNADU

13038
07.9.2018

S. Sriraj
Chennai-13

BP 729240
C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai-600 069

North by	-	Plot Nos.27 & 28
South by	-	Plot No.25
East by	-	Plot No.30
West by	-	24 feet Road

Measuring on the:

Northern side	-	50 Feet
Southern side	-	50 Feet
Eastern side	-	30 Feet
Western side	-	30 Feet

In all admeasuring an extent of 1500 sq.ft. Within the Registration District of South Chennai and Sub-Registration of Kunrathur.

The Present Market value of the property is **Rs.38,00,000/-**

G.V. Prema.

Document No. 13063 of 2018 of Book I
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Sub Registrar,
Kundrathur.



தமிழ்நாடு तमिलनाडु TAMILNADU

BP 729241

C.SUNDAR,
Stamp Vendor
L. No:11727/E/91 dt.30.03.92
Kundrathur, Chennai - 600 069

13039
07.9.2018

S.Sriraj
Chennai -13

IN WITNESS WHEREOF THE VENDOR& PURCHASER HAVE HEREUNTO SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES TO THIS DEED OF ABSOLUTE SALE ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

PURCHASER

VENDOR

WITNESSES:

1. PRAGADHESWARAN Jv
S/o M. JAYAVEERAN
23 Kaala Neethu karam St
Karanthai Thanjavur - 02.

2. Dhanam S/o Desapan
No 25/B 4th Street
Royapuram Ch-13

DRAFTED BY

J.KADHER KHAN
STATE DOCUMENT WRITER
L.No: A/ 1092 / MS (S) / 1991

Document No. 13063 of 2018 of Book 1
Contains 19 sheets / 1 sheet.

Sub Registrar,
Kundrathur.

ANNEXURE 1 -A

Stamp Act Market value Properties/Buildings Particulars of building to be furnished in Annexure Revised form-instruction.

1.	Description of Building	-	Please denote by a tick ( ) mark the relevant involved in the following
(a)	Construction of the Structure	-	Cement (or) Lime mortar Partly cement (or) Lime Partly mud/mortar
(b)	Depth of foundation	-	3 to 4 feet, above 4 feet
(c)	Thickness of walls in Ground Floor	-	6"
(d)	Whether teakwood used Throughout	-	No
(e)	Flooring	-	
II.	Age of the building	-	8 Years
III.	Extent of the site	-	**347 sq.ft.** undivided share Land
(a)	Value of the land	-	Rs.8,00,000/-

IV. built up area: (Each type of construction Involved in each floor)

NOTE: Area open to sky such as Court-yard etc. Should be deducted from built up area if any

Roof Floor	Madras Terrace Roof	RCC Roof	Mangalore tile tile roof over flat tile	Mangalore tile roof plain	Mangalore tile roof over Ceiling	Pantile roof	A.C.C.Sheet roof over flat	roof plan
In Ground Floor								
In First Floor								
In Second Floor **776 sq.ft.**								
In Head Room								

V.	Acre of separate cartage and of Construction involved if any	:	-
VI.	(a) Length of compound wall if any	:	-
	(b) Length of barbed wire or chain or link fence:		-
VII.	Is there a separate latrine or chain septic tank :		-
VIII.	Well if any with diameter and depth	:	-
IX.	Electrical installation	:	Yes
	(a) No. of points	:	-
	(b) No. of fans	:	-
	(c) No. of electric motor pump sets	:	-
XI.	The Executant's estimate of the Market value of the shed & Land	:	Rs. 8,00,000/-
	Building value	:	Rs. 30,00,000/-
			Rs. 38,00,000/-

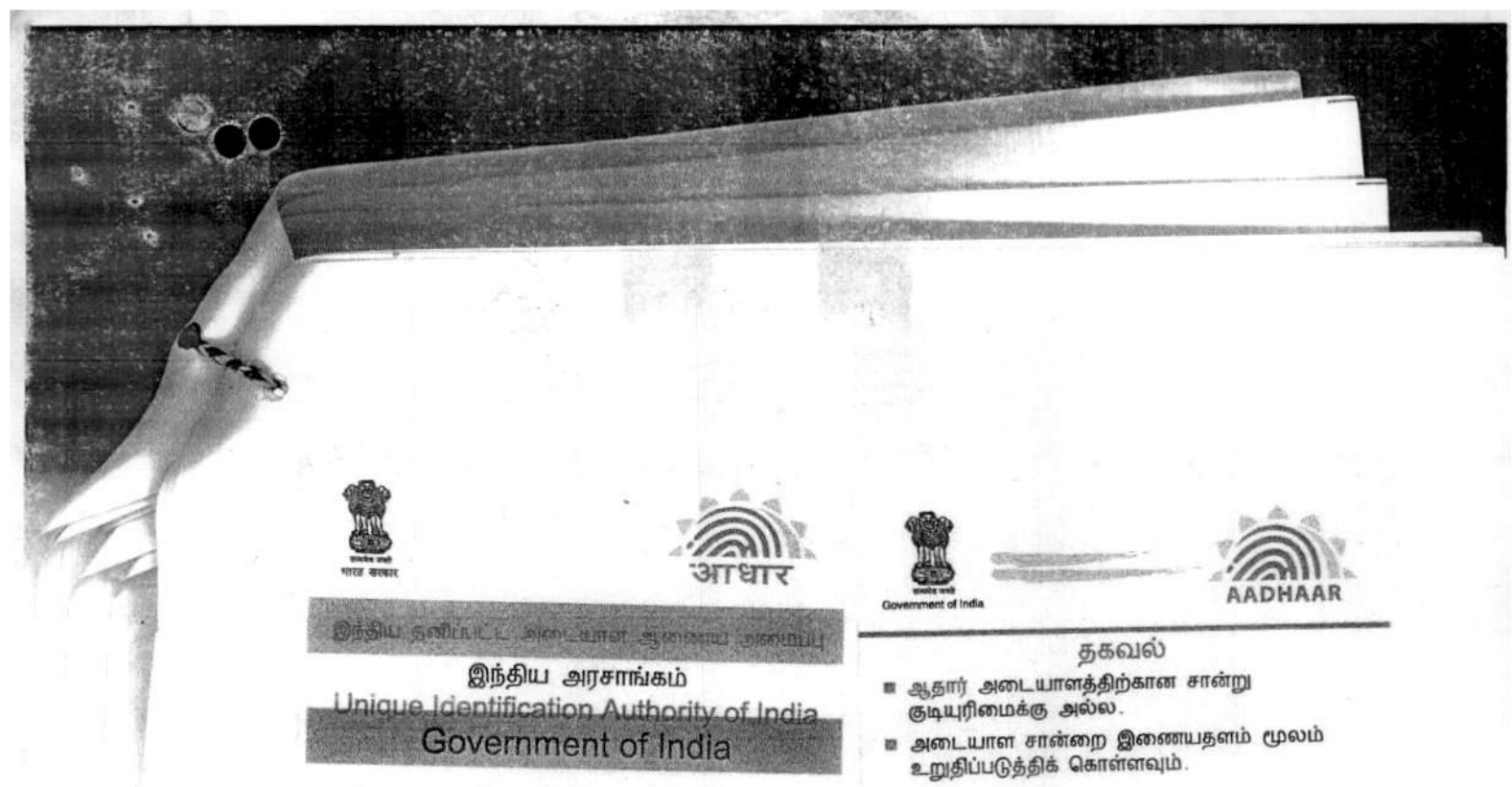
Place : Mangadu Village
Date : 7.9.2018

Executants

J.V. Prema

Document No. 13063 of 2018 of Book 1
Contains 19 sheets 12 sheet.

Sub Registrar,
Kundrathur.



இந்திய தனிநபர் அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No. : 1110/92050/00906

To
Prema Jayaveeran
பிரேமா ஜெயவீரன்
W/O: Jayaveeran
23
KEELANEETHUKARA STREET
KARANTHAI
THANJAVUR TALUK
Thanjavur
Karuntattankudi,Thanjavur
Tamil Nadu - 613002
9884842165

19/08/2015

KH531275304FT

53127530

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4297 2909 9091

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India

பிரேமா ஜெயவீரன்

Prema Jayaveeran



பிறந்த நாள் / DOB: 23/06/1954

பெண்பால் / Female

4297 2909 9091

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும் .
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

இந்திய தனிநபர் அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

ஆதார்

முகவரி: கணவர் பெயர், ஜெயவீரன், 23
கீழத்தெருவார தெரு, கரந்தை
தஞ்சாவூர் தாலுக்கா, தஞ்சாவூர்
கருந்தட்டான்குடி, தஞ்சாவூர்
தமிழ் நாடு, 613002

Address: W/O: Jayaveeran,
23, KEELANEETHUKARA
STREET, KARANTHAI,
THANJAVUR TALUK,
Thanjavur, Karuntattankudi,
Tamil Nadu, 613002

4297 2909 9091

1947
1800 300 1947

help@uidai.gov.in

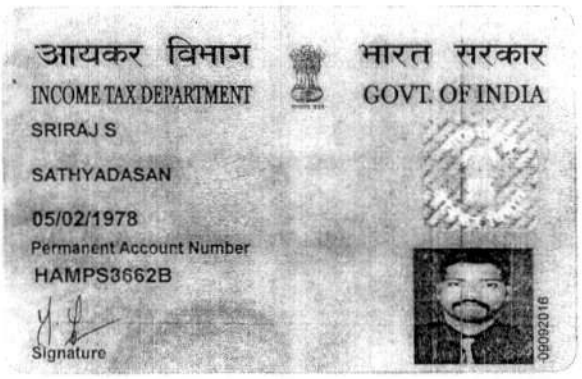
www.uidai.gov.in

Document No. 13063 of 2018 of Book 1

Contains 19 sheets 13 sheet.

J. V. Prema

Sub Registrar,
Kumbakonam.



Document No. 13063 of 2018 of Book I
Contains 19 sheets 14 sheet.

Sub Registrar,
Kundrathur.

இந்திய அரசாங்கம்
Government of India

பிரகதீஸ்வரன் ஜெயவீரன்
Pragadheswaran Jayaveeran



பிறந்த தேதி / DOB: 13/09/1983
ஆண் / Male

3155 9463 0535

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
ஆதார்
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்
ஜெயவீரன், 23, கீழநீத்துகார சாலை
கரந்தை, தஞ்சாவூர் தாலுக்கா
தஞ்சாவூர், கருந்தட்டான்குடி
தஞ்சாவூர், தமிழ் நாடு, 613002

Address: S/O: Jayaveeran,
23, KEELANEETHUKARA
STREET, KARANTHAI,
THANJAVUR TALUK,
Thanjavur, Karuntattankudi,
Tamil Nadu, 613002

3155 9463 0535

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Document No. 13063 of 2018 of Book 1
Contains 19 sheets 15 sheet.

Sub Registrar,
Kumbakonam.

FORM NO. 60

[See second proviso to Rule 114B of the Income Tax Rules, 1962]

FORM OF DECLARATION TO BE FILED BY A PERSON WHO DOES NOT HAVE A PERMANENT ACCOUNT NUMBER AND WHO ENTERS INTO ANY TRANSACTION SPECIFIED IN RULE 114-B OF THE INCOME TAX RULES, 1962.

1. Full name and Address of the declarant.	Jv. Prema. 23, Leela Neethi Iravan St Karaikudi Thanjavur - 02.
2. Particulars of transaction.	Flat Sales.
3. Amount of the transaction.	Rs. 38 Lacs.
4. Are you assessed to tax ?	Yes / ~~No~~
5. If yes,— (i) Details of Ward/ Circle/ Range where the last return of income was filed ?	
(ii) Reasons for not having Permanent Account Number :	Agent reason Not alloted Pan card. Details.
6. Details of the document being produced in support of address in column (1).	Addhar Card.

VERIFICATION

I, Prema Jv. do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 07. day of 09 2018

PLACE : Kundrathur

DATE : 7-9-2018

J.V. Prema

Signature of the declarant.

INSTRUCTIONS:

Documents which can be produced in support of the address are :-

(a) Ration Card :
(b) Passport :
(c) Driving licence :
(d) Identity Card issued by any institution :
(e) Copy of the electricity bill or telephone bill showing residential address :
(f) Any document or communication issued by any authority of the Central Government, State Government,

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Contains 19 sheets 1 sheet

Sub Registrar,
Kundrathur.

THE SEAL OF THE SUB-REGISTRAR OFFICE KUNDRATHUR

R/Kunrathur/Book-1/13063/2018

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

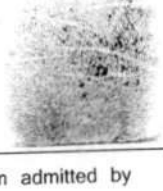
S.No 8516 of 2018

I hereby certify that a sum of ₹ 2,60,000/- (Rupees Two Lakh Sixty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஸ்ரீராஜ் residing at நெ.9, ஏ,ஜெ.காலனி, 3-வது தெரு, இராயபுரம், சென்னை, Chennai, Tamil Nadu, India, 600013.

Sub Registrar: Kunrathur
Date: 07/09/2018

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Kunrathur and fee of ₹ 1,52,255/- paid at 03:06 PM on the 07/09/2018 by

Left Thumb  	Y.S 9840856007 Additions as per recitals of document
Execution admitted by Left Thumb  	J.V.Brama Additions as per recitals of document
Claim admitted by Left Thumb  	Y.S Additions as per recitals of document

Document No. 13063 of 2018 of Book I
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Sub Registrar,

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Mr. BOOBALAN Son of DESAPPAN No.8/25, A.J.Colony 4th Street, Kasimedu, Rayapuram, Chennai, Chennai, Tamil Nadu, India, 600013.

Mr. PRAGADHESWARAN Son of JAYAVEERAN No.23, Keelaneethukara Street, Karanthai, Thanjavur, Thanjavur, Tamil Nadu, India, 613002.

7th day of September 2018

GANDHI A
Sub Registrar
Kunrathur

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Date: 07/09/2018
Kunrathur

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